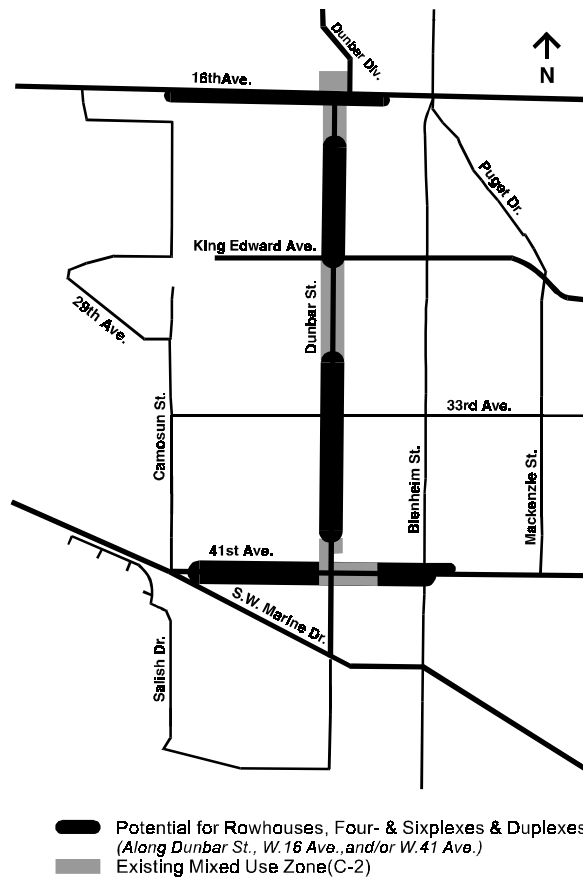




New Housing Types

Dunbar residents, in creating this Vision, looked at the future housing needs of Dunbar residents, ranging from young singles and couples, to families with children, to seniors. This Vision includes possibilities for rowhouses, four- and sixplexes, and duplexes, as well as limited infill houses. It also includes lowrise seniors housing.



By 2021, Dunbar residents will have created about 1600 more households than now — today’s children grow up and have their own families; couples separate and become two households. Some will move away, but others will want to stay in Dunbar.

Some, likely singles and couples, prefer apartments, or rental suites in houses. Many couples whose children have left home continue to stay in their single family homes. Families with children also want the features of a single family house, such as lots of space, private yards, and individual front doors — but often at less cost than a new house.

There are almost no additional single family lots available. Apartments above commercial can be built under the existing zoning along some arterials. There are also rental suites in houses (see Section 5).

In creating this Vision, Dunbar residents considered some types of housing that offer the features of a single family home at less cost — infill, rowhouses, four- and sixplexes, and duplexes. They also looked at apartment options, and supported some while rejecting others.

The **Housing Statistics** following Section 7 provide more statistics on both the demand for housing, and the number of units that would result from these Vision directions.

6. Infill

Infill means where a smaller second building is built on a lot, usually behind the main house. Sometimes it is called a “coach house” or a “granny flat”. Normally it has the garage on the main floor, and the unit above. It may be added to an existing house, or built with a new house. Usually, the unit is strata-titled, but sometimes it is rented. The zoning in parts of Kitsilano and Mt. Pleasant (east and south of City Hall) has allowed infill on wider, 50 foot lots for the past 20 years.

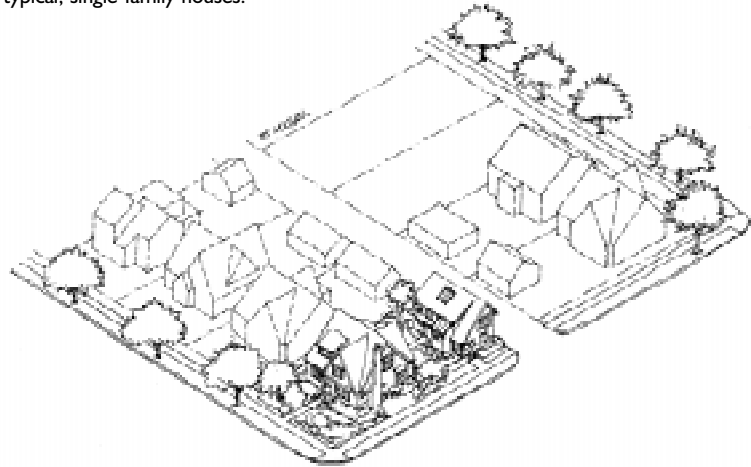
Approved Vision Direction

6.2 Revised - Infill as a Tool for Character Retention on Large Lots

Infill should be considered, on large lots, as one possible tool to provide an incentive to retain/renovate character buildings (e.g., pre-1940).

This revised direction was created by responses to a series of infill options. (See under 6.2)

Illustration below: Houses shown in dashed lines are typical, single-family houses.



Infill on larger lots for character retention

More Planning and Consultation

Vision Direction 6.2 Revised would require rezoning, based on more detailed planning with the community (See Rezoning Policy on page 41). Most of the larger lots and character buildings are located throughout the area south of King Edward.

Other Vision Directions considered but not approved

6.1 Option A: On Larger Lots

Infill should be allowed on larger lots (i.e., 50 ft. wide and larger).

Non-support %: 36/15/49

6.2 Option B: On Larger Lots, but for Character Retention Only

Infill should be allowed on larger lots, but only as an incentive to retain/renovate character buildings (e.g., pre-1940).

Uncertain %: 36/20/43

Comment: In the random survey, this direction was the only one of the three infill options to receive more agree votes than disagree votes (43/20/36).

Further investigation of the survey results shows that, of all the people who cast a vote on Options A and B, 53% agreed with at least one of these two types of infill, and 33% agreed with neither type. In the random survey, 59% agreed. These survey results still do not indicate support for widespread use of infill as a new housing type. However, combined with a high level of support for character retention in 4.1, they do indicate support for using infill as one possible tool for character retention. Therefore, a revised direction has been created (see 6.2 Revised).

6.3 Option C: In Selected Locations

Infill should be allowed, but only in certain locations, such as around the commercial centres or along specially designated greenways.

Non-support %: 33/22/45

Non-market Housing

New housing that is built in the normal development market – “market housing” – is usually not affordable to lower income households, regardless of the type of housing it is. The City assists in providing “non-market housing” for lower income households in a number of ways:

- leasing City land to non-profit housing sponsors, who build housing funded by the BC government
- using housing agreements with developers, where they include lower cost or guaranteed rental suites in their market projects, in return for additional density
- using funds from Development Cost Levies to assist in buying land or paying for housing units directly

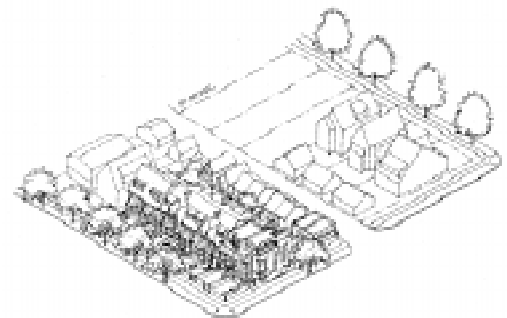
These projects sometimes require an individual site-specific rezoning, with community consultation taking place in each case. (See Rezoning Policy on page 41.)

Overall affordability was a concern of Dunbar residents in creating the Vision directions, but new non-market housing directions were not suggested.

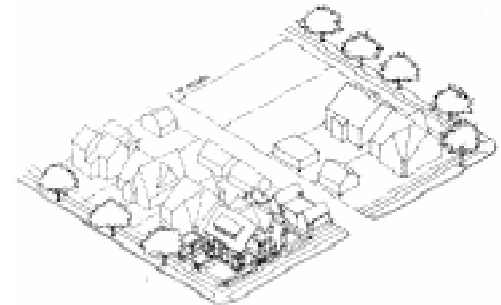
7. Rowhouses, Four- and Sixplexes, Duplexes

Many households want the features of single family homes (private yard space for garden, children or grandchildren, pets; large enough for several bedrooms; having its own private entry). Dunbar residents felt that rowhouses, four- and sixplexes, and duplexes have potential to provide some of these features in a more affordable form.

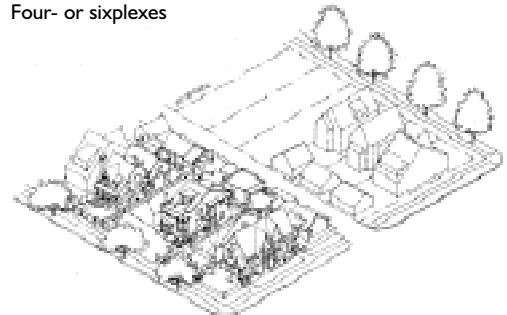
Illustrations below: Houses shown in dashed lines are typical, single family houses.



Rowhouses



Four- or sixplexes



Duplexes

Approved Vision Directions

7.1 Rowhouses, Four- and Sixplexes, Duplexes

More housing variety should be provided in Dunbar by rowhouses, four- and sixplexes, and duplexes, which have many features of single family houses but would cost less. Among the conditions that should be met for this new type of housing are:

- in defined areas, not just anywhere
- with design controls to be attractive and fit into the neighbourhood
- built as small projects rather than large ones
- with small green mini-parks and green links in amongst them

Support %: 58/9/33

7.4 Revised - New Housing Types Along Arterials

The rowhouses, four- and sixplexes, or duplexes described in 7.1 should be located along Dunbar Street, West 41st Avenue, and/or West 16th Avenue. *This revised direction was created by responses to a series of individual locations (see comment after 7.4).*

Other Vision Directions considered but not approved

7.2 Along Dunbar

Rowhouses, four- and sixplexes or duplexes should be located along Dunbar between the commercial areas. This could either be only in the blocks which have a lane running parallel to Dunbar to act as a buffer; or could be in all blocks, with a new lane being created as a buffer at the time of development.

Uncertain %: 52/13/34

Comment: This direction did not receive majority agreement in both surveys. However, it received more agree votes than disagree votes in both.

7.3 Along W. 16th

Rowhouses, four- and sixplexes or duplexes should be located between 16th and 17th Avenues (where there is no lane).

Uncertain %: 44/21/35

7.4 Along W. 41st

Rowhouses, four- and sixplexes, or duplexes should be located along W. 41st Avenue.

Uncertain %: 47/19/33

Comment: All of the arterial locations (7.2, 7.3, 7.4) have more agree votes than disagree votes — and more agree votes than the non-arterial locations (7.5, 7.6). Of all the people who voted on the arterial options, 64% agreed with at least one arterial for rowhouses, four- and sixplexes, or duplexes. 21% disagreed with all arterial locations. Given support for new housing types in principle in Dunbar (7.1) and a 64% agreement with at least one arterial, the supported location for new housing types is along the arterial edges, not along local residential streets. Therefore, a revised direction has been created (see 7.4 Revised above).

7.5 Behind Shopping Areas

Rowhouses, four- and sixplexes, or duplexes should be located behind the shopping areas for a depth of a quarter to a half block.

Uncertain %: 40/18/42

Comment: In the random survey, this direction received more agree votes than disagree votes (43/20/36). However, this has a very high disagree vote relative to the agree vote. As noted after direction 7.4, the arterial edges are a more supported location for the new types of housing than non-arterial locations. Therefore, further planning would concentrate on the arterials rather than behind the shopping areas.

7.6 Around Parks

Rowhouses, four- and sixplexes, or duplexes should be located on the lots facing Memorial, Chaldecott, and Balaclava Parks.

Non-support %: 25/13/62

More Planning and Consultation

Vision Direction 7.4 Revised would require rezoning, based on more detailed planning with the community (See Rezoning Policy on page 41). The detailed planning would deal with precise boundaries, phasing the development over time, traffic and parking impacts, needs for additional services and facilities, developer contributions to costs, etc.

Housing Statistics

This information provides data on the future housing needs of Dunbar households and on how the Vision directions address these needs.

Future Households

As existing residents of Dunbar get older, they will generate more households due to births, marriages, and separations, as shown in the table below.

Type of Household	1991 Existing*	2021 Estimated	Change
First Households 15 - 24 years; mainly singles, couples, or sharing	130	105	-25
Established Couples and Singles 25 - 54 years; no children	1325	1115	-210
Families with Children 25 - 54 years; with children at home	2810	2400	-410
Mature Households over 55 years; mainly no children, or have left home	2465	4660	+2195
Total Households	6730	8280	+1550

*1991 Existing household numbers come from the 1991 Statistics Canada Census

Future Housing Units Wanted

The table below shows the housing unit needs if all the future Dunbar households and newcomers continued to want the same kinds of homes that Dunbar residents now have — the theoretical “demand”. It is theoretical because we cannot suppose that all these households will necessarily want to stay in Dunbar, or stay in these types of housing. But it gives you a yardstick for comparison.

Housing Units	Single Family House	Row house and Duplex	Rental Suite in House	Apartment	Total Units
*1991 Existing	6275	75	285	135	6770***
2021 Estimated Desired	7770	80	300	170	8320***
Additional Demand (2021 Estimated - 1991 Existing)	1495	5	15	35	1550***
Additional Demand Including Newcomers (above x 1.37, see sidebar)	2050	10	20	50	2130
Additional new units possible under current zoning	0	90	0	970**	1060
Shortfall or (surplus)	2050	(80)	20	(920)	1070

* 1991 Existing unit counts come from the 1991 Statistics Canada Census

** These apartment units would be above commercial in the shopping areas

*** These totals match the totals on the bottom line of the Future Households chart on the previous page (small differences are due to rounding)

Shortfall Of Single family

As the bottom line of the above table shows, many of the households would continue to want single family houses. Since there isn't room in the area for more single family houses, households would either have to move to the apartments over commercial on Dunbar or W. 41st Avenue — or if these aren't suitable, move out of the community. This Vision therefore creates options for new types of housing that have many of the features of single family houses — primarily rowhouses, four- and sixplexes, and duplexes.

New Housing Types Resulting from this Vision

Vision Direction	*Additional Units
Infill - Revised 6.2	100 to 400
Rowhouse, Four- and Sixplex, Duplex - Revised 7.4	180 to 350

*Estimates of the number of additional units take into account the number of houses and rental suites that would be demolished for the new development. For infill, it is assumed that of the approximately 1400 large sites with character houses, only a small portion would have infill.

People Moving into Vancouver and Dunbar

In addition to new households created through population aging, people are moving to Vancouver from elsewhere, and some will come to Dunbar. Between 1986 and 1991, about 37% of the new housing units built in Dunbar were occupied by newcomers.

Other New Housing Types: Rental Units, and Seniors Housing

Vision Directions 5.1 and 5.2 result in additional rental suites. It is not possible to estimate a future number because it is not yet known how much of Dunbar would agree to this and because even where permitted these are individual homeowner decisions.

Vision Direction 9.2 could result in some units in projects specifically designated for seniors. The number can't be estimated but would likely be small, because these are usually non-market projects that depend on sponsorship by non-profit groups.

Seniors' Housing Rezoning

Vision Direction 9.2 would be implemented through "site specific" rezonings. That means that when a group that is organizing housing for seniors finds a site, they would be able to apply for a rezoning. Each rezoning would be considered in consultation with neighbours (See Rezoning Policy on page 41).

8. Apartment Buildings

Under the current zoning, all of the potential new apartments in Dunbar would be located above commercial in the shopping areas. Since apartments are suitable for some singles, couples, and seniors, additional types and locations for apartments were suggested during the Vision process but not supported by the community.

Vision Directions considered but not approved

8.1 Three or Four Storey Apartments

There should be some three or four storey apartments mixed with the rowhousing along Dunbar (refer to Direction 7.2).

Uncertain %: 46/11/43

Comment: The disagree votes are high relative to the agree votes. This form of housing is not as acceptable as the rowhouses, four- and sixplexes, and duplexes in section 7. Therefore, further planning would concentrate on those types of housing rather than on apartments.

8.2 Twelve Storey Apartments Near Pacific Spirit Park

There should be several twelve storey apartments located near Pacific Spirit Park.

Non-support %: 16/7/78

9. Housing Designated for Seniors



Many seniors live independently as long as possible. Single family homes, apartments, and the new types of housing variety in Dunbar described in the sections above would provide a range of choices for seniors in good health.

However, as abilities and needs change, seniors need different types of housing arrangements, usually involving some level of care.

(For more about seniors' housing see Direction 15.2)

Approved Vision Directions

9.1 Seniors' Housing

Seniors should have a variety of choices of housing that allow them to stay in the community as they age (e.g., congregate housing, intermediate and extended care).

Support %: 84/10/6

9.2 Seniors' Lowrise Housing

Lowrise buildings (up to four storeys) committed to seniors should be permitted, provided the scale and design fit into the neighbourhood. They should be located near local shopping and transit.

Support %: 83/8/10

Other Vision Direction considered but not approved

9.3 Seniors' Highrise Housing

A highrise (up to twelve storeys) building committed to seniors should be allowed in each local shopping area on Dunbar Street.

Non-support %: 17/8/75